

**Draft Minutes
Albany County Planning Board
November 16, 2017**

Present:

Dominic Rigosu, Acting Chair, William Anslow, Roland Graves, Enzo Sofia, Sean Maguire, Lisa Ramundo, Tim Garufi, David Reilly

Minutes:

Janis Dunham Relyea

Guests:

Joe Hans, Ingalls Associates
Tim Derocher, Minority County Legislature
Michaela Sweeney

A call to order:

Dominic Rigosu called the meeting to order at 3:35 p.m.

Sean Maguire made a motion to accept the meeting minutes from the October 19, 2017 meeting. The motion was seconded by Roland Graves and unanimously approved by the board.

Roland Graves made a motion to move cases #01-17112888, 10-17112893, 07-17112896 & 01-17112898 to the front of the agenda. The motion was seconded by Enzo Sofia and unanimously approved by the board.

Case #04-17112888

Hamlet II

1319 New Scotland Road, Slingerlands

Site Plan Review-Amend Hamlet II Development previously approved on 11/15/2015. Amendment for additional parking spaces for residential/commercial building located on New Scotland Road for a previously approved development.

Joe Hans from Ingalls Associates did a brief presentation regarding the amended plans.

Staff opinion is to modify local approval to include:

1. Approval by NYSDOT for highway design access, drainage and assessment of road capacity.

A motion to accept staff opinion was made by Sean Maguire. The motion was seconded by Roland Graves and unanimously approved by the board.

Case #07-17112892

Stewart's Shops

406 Albany Shaker Road, Colonie

Area Variance-Proposed construction in a Commercial Office Residential (COR) zone of a new 3,338 s.f. Stewart's Shop mini mart with (2) fueling station canopies, with a total of eight (8) pumps and dumpster enclosure; both are not permitted uses within 200 feet of the zone boundary line of any Single Family Residence or Multifamily Residential Zoning District. Also, the fueling station canopies are not permitted in a front yard as stated in the Town of Colonie Land Use Law.

Staff opinion is to modify local approval to include:

1. Review by Albany County DPW for design of highway access, drainage and assessment of road capacity.
2. A Notice of Intent filed with NYSDEC affirming that a Stormwater Pollution Prevention Plan has been prepared is being implemented or submission of a Stormwater Pollution Prevention Plan that is consistent with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges (GP-0-15-002, January 29, 2015).
3. Review by NYSDEC to determine potential jurisdiction under bulk petroleum storage regulations.

Sean Maguire made a motion to accept staff opinion. The motion was seconded by Enzo Sofia and unanimously approved by the board.

Case #07-17112896

British American Plaza

798 Albany Shaker Road, Latham

Site Plan Review-Four multi story office buildings totaling 269,600 s.f. and four (4) story 98 room hotel.

Staff opinion is to disapprove without prejudice for the following reasons:

1. The proposed emergency access through a designated "No Access Right of Way" along CR 151.
2. Density of the proposal and increased traffic on roads entering and exiting the site.

A motion to accept staff opinion was made by Roland Graves. The motion was seconded by Enzo Sofia and unanimously approved by the board.

Case #01-17112898

351 Southern Blvd, Albany

Area Variance(s) Construction of (5) five new structures including a hotel, retail stores, restaurants, automobile fueling and car wash.

The file was incomplete; submission should have included all required documents including the site plan showing lot lines, dimensions, buildings, driveways, parking, landscaping, etc., environmental assessment form and project narrative. Once these items are submitted the board will review the case.

Case #18-17112895

Shepard's Park

SR 32/CR 405, Westerlo

Site Plan Review/Subdivision Review-Subdivide 190 acres into (3) lots. The proposed action is for the subdivision of lands to install (2) large scale, ground mounted, solar photovoltaic systems on separate parcels. A subdivision merger will take on existing parcel totaling 190 acres to be subdivided into 3 new

lots. The two projects consist of a 6998.40 kw system (east) on Lot 2 – 48.7 acres. The westerly system on lot 1 will use approximately 17,486 w modules installed on racking where foundations are augured screws. The fenced areas are 25.49 acres west and 24.78 acres east. Both systems will be secured with a 6' high chain link fencing w// barb wire. Equipment pads will be located near the panels and will consist of inverters, transformers, data systems and switch gear. Improvements to the existing driveway of Route 32 will connect the west system while a new gravel driveway will connect to CR 405. Interconnects for the system will occur on Route 32 (west) and Route 405 (east). The remaining 96.50 acres will be used by the land owner to develop the Shepard's Farm area.

Staff opinion is to modify local approval to include:

1. Any wetlands disturbance will require notification to and review by the US Army Corps of Engineers for permits under Section 404 of the Clean Water Act.
2. Review of the fence design. The ACPB is concerned a barb wire fence would be unsightly and is dangerous to wildlife.

A motion to accept staff opinion was made by Sean Maguire. The motion was seconded by Roland Graves and unanimously approved by the board.

GML 239 CASES RECOMMENED FOR DEFER TO LOCAL CONSIDERATION

Roland Graves made a motion to hear 7 cases as is and defer to local consideration. The motion was seconded by Enzo Sofia and unanimously approved by the board.

Case #04-17112889

Stewart's Shops

1344 Site Plan Review – 1010 s.f. addition, install 149 s.f. exterior freezer, upgrade lighting to LED, new 5x15' overhang, canopy, new signage, concrete patio and two (2) pole lights.

Case #07-17112890

All Star Wine and Spirits

579 Troy Schenectady Road, Latham Farms, Latham

Site Plan Review-Wine/Liquor store addition 2765 s.f. strictly for storage.

Case #07-17112891

Arrowhead Equipment

Site Plan Review-Previously developed site. Proposal is for rear warehouse/storage building with minor office use associated with minor curb cut modification to westerly curb cut that has conceptually been approved by NYSDOT/subject to permit and spacing.

Case #10-17112893

Christina Randazo

1670 & 1671 Western Avenue, Guilderland

Special Use Permit-to convert an unfinished basement space to an additional dwelling unit in a previously approved mixed use building.

Case #10-17112894

AJ Signs

1210 Western Avenue, Guilderland

Area Variance-install a 58.65 s.f. sign where a maximum of 50 s.f. is permitted to identify Jersey Mike's and Moe's in a multi-tenant building.

Case #07-17112897

DePaula Auto

947 Troy Schenectady Road & Mill Road, Latham

Site Plan Review-One Story 21,636 s.f. auto dealership.

Case #10-17112899

Cumberland Farms

2444 Wester Ave, Guilderland

Area Variance-Applicant is seeking variances for signage package.

Case #07-17112900

Lands of Harding

Charles Harding

10 Walnut Lane West, Schenectady

Subdivision Review-Subdivide 6 acres

Lot # - will be 1.34 acres and will have a house built on it with public sewer and public water.

Lot #2-The remaining 4.66 acres has a house on it.

Meeting adjourned at 4:35 p.m.

Albany County Planning Board meets again on Thursday, December 21, 2017 at 3:30 p.m. at the Albany County Department of Public Works at 449 New Salem Road, Voorheesville, NY 12186.